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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 05848 FOLIO 517

Security no : 124099186134N  
Produced 25/07/2022 01:42 PM

LAND DESCRIPTION

Lot 1 on Title Plan 255484M.  
PARENT TITLE Volume 05815 Folio 862  
Created by instrument 1526130 26/06/1933

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
THE CAMBERWELL GRAMMAR SCHOOL of 43-65 MONT ALBERT ROAD CANTERBURY VIC 3126  
AU993089S 08/11/2021

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT 1091853

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP255484M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 36 WALSH STREET DEEPPDENE VIC 3103

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS  
Effective from 08/11/2021

DOCUMENT END

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**ADVERTISED  
PLAN**

2341393 230

1091853

AKEHURST & LAWRENCE  
*Att. to Williams*

VICTORIA

TRANSFER OF

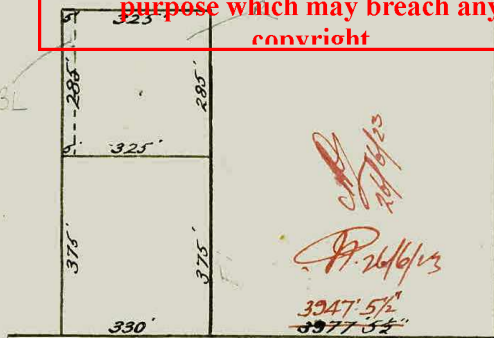
*C. paid*



I, ERNEST WALKER of Killegran Mont Albert <sup>Road</sup> Avenue Balwyn -  
Gentleman being registered as the proprietor of an estate in  
fee simple in the land hereinafter described subject to the  
encumbrances notified hereunder in consideration of the sum of  
ONE THOUSAND TWO HUNDRED AND FIFTY POUNDS paid to me by

THOROLD WILLIAM GUNNERSEN of 40 William Street Melbourne -  
Merchant <sup>to the said Thorold</sup> to the said Thorold  
William Gunnerson <sup>his estate and interest in ALL THAT</sup> piece of land delin-  
eated and colored red  
and blue on the map

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being part of Elgars  
Crown Special Survey  
Parish of Boroondara  
County of Bourke and  
being part of the land  
particularly described

MONT ALBERT ROAD

in Certificate of Title entered in the Register Book Volume 4106  
Folio 821073 RESERVING to the registered proprietor or prop-  
rietors for the time being of the balance of the land remaining  
in the said Certificate of Title a right of drainage through over  
and along the land colored blue on the map hereon and Together  
with all registered appurtenant easements AND the said  
THOROLD WILLIAM GUNNERSEN his heirs executors administrators  
and assigns hereby covenants with the said Ernest Walker  
his heirs executors administrators and assigns that he the said  
Thorold William Gunnerson will not erect on the said land hereby

*4106 ff.  
0730  
2-0-25  
Jack Red & Blue  
one - Col. Green  
one Blue, Recor.  
herin  
J.J. 26/6/23  
sk H.W.  
27.6.23  
A.B.  
24/3/23  
J.J.  
4/7/23*

IMAGED

56

transferred any dwelling houses containing more than one storey  
AND the said Thorold William Gunneresen hereby requests that  
this covenant shall appear as an encumbrance on the Certificate  
of Title to issue in respect of this Transfer and shall run at  
law and in equity with the said land.

DATED this 2nd day of March  
One thousand nine hundred and twenty-three.

SIGNED by the said ERNEST  
WALKER in Victoria in the presence  
of :

*Ernest Walker*

*W. G. Forriston*  
*Bank Manager*

The Union Bank of Australia Limited  
Melbourn

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SIGNED by the said  
WILLIAM GUNNERSEN  
the presence of :

*William Gunneresen*  
*Arthur L. Griffith*  
*Clerk of the Court*  
*Solicitor*  
*Melbourne*

ENCUMBRANCES REFERRED TO

DATED 1923.

ERNEST WALKER ESQ.

- t o -

T. W. GUNNERSSEN ESQ.

T R A N S F E R

@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

AKEHURST & LAWRENCE,  
Solicitors,  
527 Collins Street,  
MELBOURNE.

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MEMORIAL OF INSTRUMENT

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
Transfer as to part	THE 5 <sup>th</sup> DAY OF March 1923.	For Thorold William Gunnerson	1091853.
<p><i>A. J. W. Comport</i> ASSISTANT REGISTRAR OF TITLES</p>			
<p>I Certify THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED, AT THE TIME LAST ABOVE MENTIONED IN THE REGISTER BOOK VOL 4106 FOL 821073.</p> <p><i>A. J. W. Comport</i> ASSISTANT REGISTRAR OF TITLES</p>			

# ADVERTISED PLAN

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*[Handwritten signature]*



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 25/07/2022 01:43:20 PM

Status	Registered	Dealing Number	AU993089S
Date and Time Lodged	08/11/2021 12:12:08 PM		

### Lodger Details

Lodger Code	16667Y
Name	GADENS LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	

**ADVERTISED  
PLAN**

## TRANSFER

Jurisdiction	VICTORIA
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### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

5848/517

### Transferor(s)

Given Name(s)	
Family Name	

### Estate and/or Interest being transferred

Fee Simple

### Consideration

\$AUD 4750000.00

### Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	THE CAMBERWELL GRAMMAR SCHOOL
ACN	004131159
Address	
Street Number	43
To Street Number	65

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# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Street Name MONT ALBERT  
Street Type ROAD  
Locality CANTERBURY  
State VIC  
Postcode 3126

**Duty Transaction ID**  
5243185

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of THE CAMBERWELL GRAMMAR SCHOOL  
Signer Name MALCOLM WATSON  
Signer Organisation GADENS LAWYERS  
Signer Role AUSTRALIAN LEGAL PRACTITIONER  
Execution Date 05 NOVEMBER 2021

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of [REDACTED]  
Signer Name [REDACTED]  
Signer Organisation V LIN & CO  
Signer Role AUSTRALIAN LEGAL PRACTITIONER  
Execution Date 08 NOVEMBER 2021

**File Notes:**  
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**ADVERTISED  
PLAN**

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<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 255484M</b>
<b>Location of Land</b> Parish: BOROONDARA Township: Section: Crown Allotment: Crown Portion: ELGAR'S CROWN SPECIAL SURVEY (PT) Last Plan Reference: LP 12427 Derived From: VOL 5848 FOL 517 Depth Limitation: NIL		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
<b>Description of Land / Easement Information</b> <div style="background-color: #f0f0f0; padding: 5px; border: 1px solid #ccc;"> <p style="text-align: center;"><i>All that piece of Land, delineated and coloured</i></p> <p>red, blue and green on the map in the margin being part of Lot 7 on Plan of-----                      Subdivision No.12427 lodged in the Office of Titles and being part of Elgar's Crown                      Special Survey Parish of Boroondara County of Bourke - Together with a right--                      of carriage way over the roads colored brown on said Plan of Subdivision -----</p> </div> <p><b>ENCUMBRANCES REFERRED TO.</b></p> <p>As to the land colored blue ---                  ANY EASEMENTS affecting the same                  As to the land colored green ---</p> <p>THE EASEMENTS deemed to be included, by Section 212(2) of the Transfer of Land Act 1928 in any transfer of a Lot on the above-mentioned Plan of Subdivision -----</p>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 14-09-2000 VERIFIED: A.D.	
<p style="text-align: center;"><b>COLOUR CODE</b></p> <p>R = RED, BL = BLUE                  G = GREEN</p>		<div style="border: 2px solid red; padding: 10px; color: red; font-weight: bold;">                     This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright                 </div>	
<p><b>ADVERTISED PLAN</b></p>			
<p><b>TABLE OF PARCEL IDENTIFIERS</b></p> <p>WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</p> <p>PARCEL 1 = LOT 7 (PT) ON LP 12427</p>			
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	